



**Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program**

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant

__Village of Lakemoor__

2. Main Contact for Application

Name: Matt Dabrowski

Title: Director of Community and Economic Development

Phone number: 815-385-1117

Email: mdabrowski@lakemoor.net

3. Type of Applicant (please check any that apply)

__X__ Local government

_____ Multijurisdictional group* \longrightarrow Please list the members of the group (including government and nongovernmental organizations):

_____ Nongovernmental organization* \longrightarrow Name of local government partner(s):

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information.

Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply)

Please check all statements below that describe characteristics of your project.

- ☒ My project involves preparation of a plan.
- ☐ My project involves updating an already existing plan.
- ☒ My project helps to implement a past plan.
- ☒ My project links land use, transportation, and housing.
- ☐ My project has direct relevance to public transit and supports the use of the existing transit system.
- ☐ My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements)

I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

- ☒ Yes, I understand that applicants will be required to contribute a local match.

6. Project Location

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

The Village of Lakemoor, Illinois is northwest of Chicago, Illinois and straddles the Lake and McHenry County border. With a population of 6,017 residents, the Village of Lakemoor has significant development potential, given its supply of open farm land, its prominent natural features and amenities, its location within the Chicago Metropolitan Area, and its direct access to the regional transportation network and facilities.

Located at the heart of the community, the Village's "Town Center" area is a new type of land use that was established in 2013 when the Village revised its Comprehensive Plan. The planning area of the Town Center encompasses nine Village blocks that are along Illinois Route 120 and across from Lily Lake.

7. Project Description

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project.

The Village's Comprehensive Plan (<http://www.cmap.illinois.gov/programs-and-resources/Ita/lakemoor>) not only incorporates and promotes the principals and themes of CMAP's GO TO 2040 plan, but it also takes a realistic approach to economic development by establishing three

primary commercial nodes to support and sustain municipal services. To the east at Routes 12 and 120 is the Village's regional commercial center, to the west at Route 120 and Chapel Hill is a neighborhood/local commercial center and at the heart of the community along Route 120 and across from Lily Lake is the Town Center.

As an implementation strategy of the Village's Comprehensive Plan, the three commercial nodes are intended to work in synergy with each other rather than in competition. Moreover, this new and sensible land use strategy to growth is intended to: i) maximize the Village's tax base, ii) promote more open space and recreational opportunities, iii) allow a greater diversity of non-commercial land uses, and iv) preserve environmentally sensitive areas within town.

Given the Village's size and limited resources, assistance through CMAP's LTA program is being requested to prepare a master plan for the Town Center area.

Historically the center of the community, the future Town Center is positioned to strengthen its role as the center of activity in Lakemoor. It is surrounded by existing neighborhoods with almost half of the Village population within walking distance. Lily Lake, will remain as a defining feature of the plan and will provide a scenic setting and recreational opportunities for residents and visitors to the community.

The Town Center also represents an opportunity to create a special place for commercial growth, affordable housing, civic events, recreation, and resident interaction. However, this area currently lacks vision. During the 2012-2013 revision to the Village's Comprehensive Plan, residents conveyed a desire to see this central area revitalized. In particular they envisioned the vacant and underutilized commercial spaces to be transformed into an active and walkable center.

As a result, the Village looks to CMAP for assistance in establishing a policy plan to stop stagnant growth trends and piecemeal development. This plan needs to transform the underutilized properties, incompatible land uses, and outdated structures into a mixed use style development that promotes civic events and community pride. Such a transformation would not only focus on creating a new and vibrant sense of place, but it would also redefine Lakemoor's image as well as enhance the experience of drivers as they pass through town via Route 120.

The Town Center plan must also include sustainable components such as green infrastructure and complete streets as well as help to improve Lakemoor's 53.9% housing to transportation cost as a percentage of income, which makes it slightly less affordable place to live than the regional average of 47.5%.

8. Previous Plan Implementation Efforts

Please describe actions you have taken to implement previous plans in your community – whether your efforts were successful or not – to achieve infrastructure improvements, development investment, policy changes, advocacy, volunteer involvement, or other actions. If you do not have experience implementing previous planning work, please describe what you will do to make sure that your plan is implemented. Illustrating a commitment to implement plan recommendations is very important to both agencies as we consider new planning projects.

Unlike most of the surrounding communities the Village of Lakemoor has decided to take a more sustainable approach to land management by balancing open space and sensitive natural resources with economic development opportunities. Rather than line the entire 3-4 mile stretch of Route 120 as Commercial, the Village has bought into the three commercial node approach, which leaves more

land available for open space, agriculture, or other non-commercial related uses. However, the Village does not have the resources to develop a plan for the town center as most of the available resources are devoted to the Route 12/120 regional commercial node, which is needed to bring basic amenities and expansion to the community's tax base.

9. Additional Strategic Partnerships

Please list any additional partners you may want to include in this planning project. Please specify if you have made contact with them in advance of submitting this application.

Three key partners include; IDNR (Illinois Department of Natural Resources), IDOT (Illinois Department of Transportation), and the Army Corp of Engineers. IDNR for Lily Lake; IDOT to assist with access, signalization, and corridor beautification, and Army Corp., as Village would like to explore conservancy areas and wetland mitigation banks.

(Please include any additional information that is relevant, preferably by providing links to online documents.)

<http://www.cmap.illinois.gov/programs-and-resources/lta/lakemoor>